

MERCER COUNTY SUBDIVISION & LAND DEVELOPMENT ORDINANCE [SALDO]

FEE SCHEDULE for PLAN REVIEWS

PLANS SUBMITTED DIGITALLY SHALL BE CONSIDERED 'SKETCH PLANS' UNTIL THE REVIEW FEES ARE PAID AS LISTED: Only 1 sketch plan review per site. Such reviews are for plan completeness and provide review process guidance.**
Accuracy and technical reviews are done upon formal Preliminary and Final Plan submissions.

SUBDIVISION PLANS <i>as defined by SALDO</i>		FINAL PLAN REVIEW FEE	ADDITIONAL FEE PER UNIT - FINAL PLANS
MINOR Subdivision (FINAL PLAN only)	up to 10 lots in 10 years AND no additional infrastructure necessary	\$300	\$25/ LOT
MAJOR Subdivision is a LAND DEVELOPMENT *	Any infrastructure required AND/OR >10 lots	<i>*LDP fees below</i>	

LAND DEVELOPMENT PLANS *Subdivision of site for development is additional review fee, either as part of the LDP or separately.*

	PRELIMINARY PLAN REVIEW FEE	ADDITIONAL FEE PER UNIT PRELIMINARY PLAN	FINAL PLAN REVIEW FEE	ADDITIONAL FEE PER UNIT FINAL PLANS
*RESIDENTIAL SUBDIVISION over 10 LOTS or MULTI-UNIT DEVELOPMENTS Including MOBILE HOME PARK, RV PARK	\$300	\$10 / UNIT, MH LOT or RV SITE	\$100	\$20 / UNIT, MH LOT or RV SITE

SITES LESS THAN 5.0 ACRES of development area

COMMERCIAL or INDUSTRIAL	<i>REVIEW INCLUDES PRELIMINARY & FINAL PLANS</i>		\$500	
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SITES OVER 5 ACRES of development area *REQUIRE SEPARATE PRELIMINARY & FINAL PLAN REVIEWS ***

COMMERCIAL or INDUSTRIAL SITES including ENERGY or TOWER FACILITY	\$300	\$1 / ACRE of development area	\$500	\$10 / ACRE up to total of 50 acres <i>additional \$5/ac for each acre over 50.1 ac</i>
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MODIFICATIONS & APPEALS *\$150 [must include preliminary review fee & plans]*
MUNICIPAL ENGINEER REVIEW FEES *All costs borne by Applicant*

This fee schedule set by resolution of the Mercer County Commissioners. (Adopted August 15, 2024) **EFFECTIVE DATE SEPTEMBER 1, 2024**

** FEES MAY BE DETERMINED BASED UPON THE SKETCH PLAN PRIOR TO FORMAL PLAN SUBMISSION.
 FORMAL MEETINGS AND COORDINATION WITH LOCAL MUNICIPALITIES WILL ALSO BE DETERMINED AT THAT TIME.

Springfield Township and Mercer County Regional Planning Commission

2025 Subdivision and Land Development Fee Schedule Evaluation

Application Type	Springfield Township Fee*	MCRPC Fee**	Difference (Fee to be paid by Applicant)
Subdivision			
- Minor Subdivision (4 lots or less)	\$250 + \$25 / lot	\$300 + \$25 / Lot	\$50.00
- Major Subdivision (4+ lots) <i>(Requires Preliminary and Final Applications)</i>	Preliminary Fee	(See Land Development Fees Below)	
	\$500 + \$50 / lot		
	Final Fee		
	\$500 + \$50 / lot		
Land Development***			
- Minor Land Development (20,000 sf or less of Floor area or Disturbance of 2 acres or less)	Fees range between:	Preliminary Fee	\$0.00
	\$1,000 + \$25 / unit to \$2,500 + \$50 / unit <i>(Range is based on parcel size)</i>	\$300 + \$10 / unit	
		Final Fee	\$0.00
		\$100 + \$20 / unit	
- Major Land Development (over 20,000 sf of floor area or Disturbance of more than 2 acres) <i>(Requires Preliminary and Final Applications)</i>	Preliminary Fee ranges between:	Preliminary Fee	\$0.00
	\$1,000 + \$25 / unit to \$2,500 + \$50 / unit <i>(Range is based on parcel size)</i>	\$300 + \$1 / Acre	
	Final Fee	Final Fee	
	Final Application Fee is the same as the Preliminary Application Fee	\$500 + \$10 / Acre	

* Based on 2025 Springfield Township Fee Schedule

** Based on MCRPC September 1, 2024 Fee Schedule

*** Does not include Springfield Township Application Deposit Fees due at time of application